

**REVISED**

**DEVELOPMENT REVIEW COMMISSION  
NOVEMBER 13, 2007**

**Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
7:00 PM**

1. **CONSIDERATION OF MEETING MINUTES: 10/9/07 (APPROVED 6-0)**
  
2. Request for **WALGREENS # 11610 (PL070082)** (Bruce Shapiro, BMILL LLC, property owner; Steve Bowser, Metro/land Consultants, applicant) for a Preliminary Subdivision Plat on +/- 1.67 net acres located at 2000 South Mill Avenue in the CSS, Commercial Shopping and Service District, including the following:  
  
    **SBD07044** – Preliminary Subdivision Plat to combine the property into one lot, +/-1.67 net acres, including the dedication of additional right of way on existing streets to the public.  
  
    STAFF REPORT: [DRCr WalgreensPrelimPlat\\_111307.pdf](#)  
  
    **(APPROVED ON CONSENT)**
  
3. Request for **EXPRESS CAR WASH (PL070363)** (City of Tempe, owner; Jesse Macias, RHL Design Group, applicant) for a new 3,600 s.f. car wash located on .46 net acres at 1406 W. University Drive, in the CSS, Commercial Shopping and Services District, including the following:  
  
    **PAD07023 – (Ordinance No. 2007.75)** Planned Area Development Overlay to modify the standards for the parking setbacks  
  
    **DPR07193** – Development Plan Review for a site plan, building elevations and landscape plan  
  
    **ZUP07118** – Use Permit to allow a car wash in the CSS Commercial Shopping and Services District  
  
    STAFF REPORT: [DRCr ExpressCarWash\\_111307.pdf](#)  
  
    **(APPROVED 4-3)**

4. Request for **EATON FREEWAY BUSINESS PARK (PL070463)** (Sonny Nicholas, Eagle Commercial Realty Services, management company and applicant) for a repaint of three (3) office/warehouse buildings located at 3005-3025 South 48<sup>th</sup> Street, in the GID, General Industrial District, including the following:

**DPR07217** – Development Plan Review including building elevations

STAFF REPORT: [DRCr\\_EatonFrwyBusinessPark\\_111307.pdf](#)

**(WITHDRAWN BY APPLICANT)**

5. Request for **ONE HUNDRED MILL AVENUE (PL070354)** (Michael Monti, property owner; Tony Wall, 3W Companies, applicant) for redevelopment of the existing Monti's La Casa Vieja site, for two new buildings consisting of hotel, commercial and residential use, including preservation of a portion of the existing historic building, located at 100 South Mill Avenue in the City Center District, Transportation Overlay District, and a Historic Designated Property, including the following:

**PAD07021 – (Ordinance No. 2007.67)** Planned Area Development Overlay to modify development standards for two (2) buildings consisting of 295 hotel suites, 521 dwelling units within 25/26 floors, all in approx. 1.1 million s.f. of building area on +/-3.35 acres.

**ZUP07137** – Use Permit to allow tandem parking

**NOTE: THIS ITEM WAS CONTINUED FROM THE OCTOBER 23, 2007 HEARING**

STAFF REPORT: [DRCr\\_OneHundredMill\\_111307.pdf](#)

**(RECOMMENDED 5-1 APPROVAL OF PAD, ZUP CONTINUED TO A FUTURE DATE TO BE DETERMINED)**

6. Request for **CHURCH ON MILL – CLASSROOM BUILDING (PL070066)** (First Southern Baptist Church of Tempe, owner; Joel Nice, Barduson Architects, applicant) for a +/- 14,600 s.f. classroom and administration building added to a 13,932 s.f. worship and ministry campus on +/- 3.16 acres, located at 1300 South Mill Avenue, in the R-2, Multi-Family Residential District. The request includes the following:

**DPR07139** – Development plan review including building elevations, site plan and landscape plan for a one-story classroom and administrative building built in an L-shape on the south side of the lot

**NOTE: THIS ITEM WAS CONTINUED FROM THE AUGUST 28, SEPTEMBER 25, and OCTOBER 9, 2007 HEARINGS.**

STAFF REPORT: [DRCr\\_Churchonmill\\_111307.pdf](#)

**(APPROVED 7-0)**

7. Request for **ZONING & DEVELOPMENT CODE AMENDMENTS (PL070433)** (City of Tempe Development Services Department, Applicant) for changes in the Code related to the incorporation of Outdoor Seating provisions and repealing the section in City Code related to "Sidewalk Cafes"; new regulations for Tattoo Shops/Body Piercing; and other miscellaneous revisions, including the following:

**ZOA07003 – (Ordinance No. 2007.74)** Code Text Amendment for changes within the Zoning and Development Code

**NOTE: THIS ITEM WAS CONTINUED FROM THE OCTOBER 23, 2007 HEARING**

STAFF REPORT: [DRCr\\_ZoningCodeAmendments\\_111307.pdf](#)

**(RECOMMENDED APPROVAL 7-0 WITH SCHOOL SEPARATION ADDED)**

8. Request for **NORTHWEST TEMPE COMMUNITY PLAN (PL070372)** (City of Tempe Neighborhood Services, applicant) to amend Tempe General Plan 2030 to define character areas within existing Land Use Designations and establish objectives to guide development decisions in the area generally bounded by Broadway Road north to Rio Salado Parkway; from the Southern Pacific Railroad Tracks west to Priest Drive (north of University Drive); from Mill Avenue west to Priest Drive (south of University Drive); and the residential area located west of Priest Drive to Lindon Lane, from University Drive north to Fifth Street, including the following:

**GEP07006 – (Resolution No. 2007.80)** General Plan Amendment

**NOTE: THIS ITEM WAS CONTINUED FROM THE SEPTEMBER 25, 2007 HEARING.**

STAFF REPORT: [DRCr\\_NWTCP\\_111307.pdf](#)

**(RECOMMENDED DENIAL 7-0)**

9. Appeal of the June 5, 2007 Hearing Officer's decision to approve the request by **THE SETS (PL070167)** (Steve Bonaguidi, appeal applicant) located at 93 East Southern Avenue in the CSS, Commercial Shopping and Services District, including the following:

**UPA07007 – Use Permit Appeal (ZUP07042)** for a billiard parlor and sports bar with live entertainment

**NOTE: THIS ITEM WAS CONTINUED FROM THE AUGUST 14 AND SEPTEMBER 25, 2007 HEARINGS**

STAFF REPORT: [DRCr\\_TheSetsAppeal\\_111307.pdf](#)

**(CONTINUED ITEM TO A FUTURE DATE TO BE DETERMINED)**

Request for **CAMPUS SUITES ON THE RAIL (PL070312)** HAS BEEN RESCHEDULED TO THE NOVEMBER 27, 2007 HEARING.

Request for **HUNTINGTON SQUARE (PL070279)** HAS BEEN RESCHEDULED TO THE DECEMBER 11, 2007 HEARING.

## 10. ANNOUNCEMENTS

For further information on the above agenda items, contact Development Services, Planning Division (480) 350-8331. Cases may not be heard in the order listed. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

11/16/2007 9:13 AM